

From: Dan Townsend [<mailto:r2dv3m@cox.net>]
Sent: Saturday, August 23, 2014 2:18 PM
To: Mark Sawyers
Subject: Pinnacle Pines Entry Proposal for P & Z Commission

Mr. Sawyer,

I am a resident of Pinnacle Pines in Flagstaff. It has come to my attention that the builder, Capstone, is required by the City of Flagstaff to build a second entrance before they can start Phase II of the development. Capstone proposes to build a road from J W Powell to Sterling Lane. I am opposed to the second entrance at this location. I request that you pass this e-mail to the Planning and Zoning Commission so that they are informed of the views of the residents.

The proposed entrance will be built on a lot that was originally set aside for City of Flagstaff housing. Since the special housing was not built, the lot was marked as "open space" on the builder's sales materials. I find it hard to believe that the builder can now use this lot as a second entrance. If the entrance is allowed to be built, it will decrease the home values of the properties nearby. It will also bring in construction traffic as well as automobiles for 100 new homeowners once Phase II is complete.

I believe the second entrance should be built off of Zuni a couple blocks west of the current entrance. This is also the location where Phase II will be built and not be a problem for current homeowners. The Flagstaff Fire Department's guidelines say that this entrance may be too close to current entrance. There is also concern that Zuni may not have the capacity for the increased traffic. The Zuni capacity issue could be addressed by the City and Capstone.

The City of Flagstaff normally requires a second entrance when a development exceeds 50 homes. The City granted an exception to the builder because the homes would be built with a sprinkler system. The City also granted the builder an exception when it allowed the builder to build 8 homes in Phase II. Maybe it is time that the residents get some special consideration and have the second entrance built off of Zuni.

Thank you for your help with this issue,

Dan Townsend
1116 E Sterling Lane

Brian Kulina

From: Mark Sawyers
Sent: Tuesday, September 09, 2014 12:57 PM
To: Brian Kulina
Subject: FW: Pinnacle Pines Entrance

Follow Up Flag: Follow up
Flag Status: Completed

Brian could you let him know when this development will be scheduled for P&Z and City Council.

Thanks

Mark Sawyers

From: Mike Gagnon [<mailto:mtgags@gmail.com>]
Sent: Tuesday, September 09, 2014 9:55 AM
To: Mark Sawyers
Subject: Pinnacle Pines Entrance

Mr. Sawyers,

I am a resident of Pinnacle Pines in Flagstaff and would like to voice my concerns regarding the new entrance from JW Powell to Sterling Ln. My family and I respectfully request that the new entrance instead be located at Zuni. We have two little children that like to play and ride their bikes in front of our house. An entrance located at Sterling Lane would make this unfeasible and dangerous. The additional traffic from the 100 Phase II homes would also negatively impact the current residents as well as the decreased property values that would undoubtedly occur as a result of placing the second entrance at that location.

One of the reasons we initially chose our location within Pinnacle Pines is that it is located away from the current entrance. At no point when we were purchasing the property was it mentioned that there was potential for a new, busy entrance to be built on what was listed as "open space" on the builder's sales materials.

I know that many other current residents share our concerns about this new entrance. I request that you pass this e-mail on to the Planning and Zoning Commission so that they fully understand how adding the entrance to that location will negatively impact the current residents' way of life. We ask that they instead work to build the new entrance on Zuni just west of the current entrance and where Phase II will be located. Any Zuni road capacity concerns should be addressed by the City and Capstone in order to mitigate the impact on current Pinnacle Pines residents.

Thank you for your time and consideration regarding this issue. Please let us know what we can do to assist with this decision.

Best regards,

Mike Gagnon
1101 E. Sterling Ln
Flagstaff, AZ 86005
(602) 615-6592

Brian Kulina

From: Mark Sawyers
Sent: Tuesday, September 09, 2014 2:48 PM
To: Brian Kulina
Subject: FW: Pinnacle Pines new entrance from JW Powell to Sterling Ln

Hi Brian,

Could you respond by letting them know the P&Z and City Council dates. The Developer should conduct a neighborhood meeting to address these questions. Could you suggest to Brian and Jerry to conduct such a meeting.

Thanks

Mark

From: Deenu Kanjickal [mailto:deenu_g@yahoo.com]
Sent: Tuesday, September 09, 2014 10:24 AM
To: Mark Sawyers
Cc: Lovely Deenu Kanjickal
Subject: Pinnacle Pines new entrance from JW Powell to Sterling Ln

Dear Mr. Sawyers,

I currently live (year-round) at 1093 E Sterling Ln, Pinnacle Pines, Flagstaff (close to the intersection of Lone tree and Zuni) and would like to voice my concerns regarding the planned new entrance from JW Powell to Sterling Ln.

This proposed entrance would

- 1) negatively impact the ability of our child to play and ride his bike in front our house
- 2) decrease property value
- 3) violate the initial intent and reason for purchasing my current home as it was never mentioned to us and was intended to keep it as an open green zone

Could we kindly request that the new entrance be built on Zuni just west of the current entrance and where Phase II will be located?

Thank you for your consideration in this matter. Please let us know how we can help.

Regards,
Deenu

Brian Kulina

From: Mark Sawyers
Sent: Tuesday, September 09, 2014 2:49 PM
To: Brian Kulina
Subject: FW: New Entrance for Pinnacle Pines

One more!

From: Sara Rimmelzwaan [<mailto:sara.rimmelzwaan@live.com>]
Sent: Tuesday, September 09, 2014 10:46 AM
To: Mark Sawyers
Cc: dan Townsend; Daniel Rimmelzwaan
Subject: New Entrance for Pinnacle Pines

Mr. Sawyers,

My husband and I are residents of Pinnacle Pines in Flagstaff and would like to voice our concerns regarding the new entrance from JW Powell to Sterling Ln. My husband works from our home, one of the reasons we chose this property was because it was furthest from the entrance which would ensure the least amount of traffic noise and also we would not be on the route for all the heavy (very loud) construction vehicles. The additional traffic from the 100 Phase II homes will also negatively impact the current residents as well as the decreased property values that would undoubtedly occur as a result of placing the second entrance at that location.

At no point when we were purchasing the property was it mentioned that there was potential for a new, busy entrance to be built on what was listed as "open space" on the builder's sales materials.

I know that many other current residents share our concerns about this new entrance. I request that you pass this e-mail on to the Planning and Zoning Commission so that they fully understand how adding the entrance to that location will negatively impact the current residents' way of life. We ask that they instead work to build the new entrance on Zuni just west of the current entrance and where Phase II will be located. Any Zuni road capacity concerns should be addressed by the City and Capstone in order to mitigate the impact on current Pinnacle Pines residents.

Thank you for your time and consideration regarding this issue. Please let us know what we can do to assist with this decision.

Sincerely,

Sara & Daniel Rimmelzwaan

Brian Kulina

From: Mark Sawyers
Sent: Tuesday, September 09, 2014 2:49 PM
To: Brian Kulina
Subject: FW: Pinnacle Pines Second Entrance

One more.

-----Original Message-----

From: SES [<mailto:tarntula@cox.net>]
Sent: Tuesday, September 09, 2014 10:50 AM
To: Mark Sawyers
Subject: Pinnacle Pines Second Entrance

Mr. Sawyers,

I would like to voice my concern about the proposed new entrance to Pinnacle Pines (by the flagpole on Sterling). My townhouse is adjacent to that green space (1084 Sterling Lane). When I bought my house in 2009, I worked very carefully with the realtor to identify what might happen to the area around that townhouse before I bought it. I saw the minutes from a city council meeting from a couple of years earlier which indicated they were changing that empty space adjacent to the property from affordable housing to a green space. There was no indication that that area would become a road. When you look at the plat or the physical location, the property line is not on JW Powell and there were "cut outs" further down on Sterling that indicated the site of a possible 2nd entrance for the 2nd phase of development. Obviously, this new proposed entrance would negatively impact the quality of living at my townhouse, compared to the last 5 years. I would not appreciate the noise, the lack of safety of a car not quite turning correctly and damaging my house (hopefully only the house and not the occupants), the headlights at night coming through my windows, the change in the amount of privacy. It is one thing to know what is around you before you buy and another to have something drastically changed that you did not know about. That section of Sterling Lane was fully built when I bought my townhouse.

I am also surprised that there would be consideration for the 2nd entrance to be at the "front" of the overall development, as is also the case for the first entrance. I would think there would be a public safety concern with how far the entrances are for the rest of the development?

Thank you for your consideration and please do not hesitate to contact me with any questions.
Sue-Ellen Smith
602-616-2146

Sent from my iPad

Brian Kulina

From: Mark Sawyers
Sent: Tuesday, September 09, 2014 2:50 PM
To: Brian Kulina
Subject: FW: Second entrance in Pinnacle Pines

One more.

From: Daniel Rimmelzwaan [mailto:daniel@risplus.com]
Sent: Tuesday, September 09, 2014 12:01 PM
To: Mark Sawyers
Subject: Second entrance in Pinnacle Pines

Mr. Sawyers,

My family and I are full-time residents in the Pinnacle Pines neighborhood in Flagstaff, and I'm writing to you to voice our concerns regarding the location of a second entrance into Pinnacle Pines. Much to our dismay, at a home owners association meeting this summer, we were told that the developer is planning to construct the second entrance as an extension from the south side of E Sterling Ln down to E JW Powell Blvd. This is contrary to what we were told before, and any marketing material we could find when we were in the process of buying our house, that the second entrance would be off of Zuni Drive, which makes sense because that is where the Phase 2 houses will be built.

Having the entrance by Powell makes no sense at all, for the following reasons:

- There is barely room for a road between the two existing houses. There was no plan for a road when these houses were built, so there is not enough room for a road between the existing properties. Road construction could easily damage the properties directly adjacent to the road. Who will pay for repairs?
- We don't really understand how the grade between Sterling and Powell is even convenient for a road, with a big dip right into the forest. The vegetation there is quite dense, and many trees will have to be cut down. Besides the ecological concerns, this will also affect the nature of our backyard. At the moment this is one of the most tranquil lots, and with the planned road at Powell it will be one of the noisiest. Who will be accountable for the loss in property value?
- This entrance would be very inconvenient for phase 2 residents because they will have to drive through the entire neighborhood to get to their house. It's absurd to plan the entrance to new construction on the other side of the neighborhood. Why would a new entrance road for phase 2 NOT be planned where the houses will actually be built?
- Residential traffic from roughly 100 additional units will make Sterling a very busy street. We are very concerned that this entrance will become the main entrance for the entire neighborhood. We purchased our house at our lot because it is currently one of the most private lots in the neighborhood, and it will turn into one of the busiest ones with the entrance at Powell. Not to mention that it will greatly reduce the value of our property, it will completely change the nature of our home. I'm actually shocked that it is even legal to charge a premium for a "privacy lot" and then build a road that removes the very privacy that they charge a premium for. I know that the current developer did not actually sell us this lot, but we DID pay a lot more for the house because of the privacy of the lot, and they DO charge enormous lot premiums for the private lots. Where can we go to be compensated for the loss of our property value?
- Another big concern is construction traffic. Given the fact that phase 1 took 7-8 years to complete, it may take the same amount of time to complete phase 2. Construction traffic starts very early in the morning, and is bound to wake us up every single day because our bedroom window is about 10 feet from the street. The noise will completely ruin our wellbeing. The street is not built for the weight of construction traffic, which will tear up the street. Who is going to pay for repairing the road damage? It makes much more sense to have an entrance close by where the construction actually happens, rather than route traffic through the whole neighborhood.

- We were told that a second entrance off of Zuni Drive is not ideal because it allegedly does not have the capacity for all of the traffic into Pinnacle Pines.
 - It is ridiculous to discount Zuni in favor of Powell from a capacity point of view. The Powell entrance would feed into Sterling, which is a very narrow street. With cars parked on one side, there is hardly room for regular cars to pass, let alone construction traffic. Our moving truck could not even make the corner when we moved in, we had to get one of the neighbors to move their car just to get the truck to fit into the street. Sterling is not big enough to support all that construction traffic.
 - The argument that two entrances off of Zuni would be dangerous in case of a full scale emergency is also without merit, because in that entirely fictional case, all that traffic will have to go through Sterling, which is not wide enough to handle that volume. From a safety point of view, it makes much more sense to have an entrance close to where the houses will be, not route traffic through the whole neighborhood. If one car breaks down on Sterling, traffic will be backed up all the way to the other side of the neighborhood, and it is not easy to drive around the block from there.
 - Even if there would be a capacity problem on Zuni, then Zuni needs to be modified. Perhaps that is something that the developer needs to address with the city.
- Children play, ride their bikes and walk their dogs on Sterling, which is possible today because it is a very quiet street today. The entrance off of Powell will turn Sterling into a dangerously busy road, which will make it impossible for those kids to be on the street.

My feeling is that the developer wants the entrance to be on Powell, because it is right across the street from Pine Canyon, and it will provide added prestige to Pinnacle Pines from a sales point of view. Simply put, having the entrance across the street from Pine Canyon will help the developer sell houses, and any concerns from the residents are dismissed as secondary consideration. I want to make sure that I also mention the fact that the developer has done a tremendous job in making this neighborhood a great place to live, and I don't want to give the impression that everything they do is bad, quite the contrary. In this instance, however, the reasoning behind the location of the entrance is purely sales related. The above mentioned objections are a 'convenient obstacle' for building the entrance on Zuni, I think the developer is actually quite happy that they 'have to' build the entrance off of Powell. The entrance at Powell, though, will put an undue burden on the existing residents, it is not right to make the existing residents pay for the cost of this new construction.

It makes much more sense from every point of view to build the second entrance on Zuni. It is where the actual construction will be, and it is a natural location for an entrance into that part of the neighborhood. Having the two entrances off of Zuni will evenly distribute traffic into and out of the neighborhood, where residents will enter the neighborhood where they live instead of having to traverse through. Having the entrance off of Powell will cause all or most of the traffic to go through this one entrance. All around it just makes no sense to build the second entrance there.

If you'd like I can take pictures of the proposed site so you can see just how narrow it is there, and take pictures of Zuni Drive and E Sterling Ln, to help illustrate that capacity will be a much bigger problem on E Sterling than on Zuni. I am respectfully asking you to take my concerns into consideration, and forward this email to the Planning and Zoning Commission. Hopefully they will agree and plan for the second entrance to be constructed by Zuni Drive. There are many more residents who feel the same way, and I hope that my neighbors will also voice their concerns.

Thank you for your time. Have a nice day,

Daniel Rimmelzwaan
1124 E Sterling Ln
Flagstaff, AZ 86005
Mobile: +1 517-375-4074

Brian Kulina

From: Dan Townsend [r2dv3m@cox.net]
Sent: Thursday, September 18, 2014 1:02 PM
To: Mark Sawyers; Brian Kulina
Subject: Pinnacle Pines Entry

I am disappointed in Capstone. Last week Brian was out of town and couldn't meet. They set a meeting time for last night, and I wasn't available, and I asked for a number to call into for a conference call. The phone number was not provided. I believe the issue is that Flagstaff will not approve a second entrance on Zuni (not for legal reasons). So the residents have to pay for Capstones development of Phase II. This reflects the pro business attitude of the current administration. Since I'm a resident of Scottsdale I can't vote for a change in office holders, but I can definitely provide them funds to oppose the current administration. On a positive note, all the city employees that I have talked with have been very nice. Thank you for your assistance in this matter.

Dan Townsend
1116 E Sterling Lane